



 **JLL** SEE A BRIGHTER WAY

For sale

**9.46 Acres to be subdivided
2404 - 52 St SE, Calgary, AB**

- Brownfield site, call agent to discuss
- Land is part of rail line and will be subdivided as part of sale
- Vendor to retain an easement for and ownership of the signboard fronting 52 Street SE
- Direct exposure to 52nd St SE and 17th Ave SE
- Quick access to Stoney Trail
- Located in one of Calgary's largest industrial nodes
- Potential to be rezoned to industrial uses
- Pricing is below-market, call agent

Casey Stuart, SIOR

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Price

Call agent

Zoning

CRI (Special Purpose – City and Regional Infrastructure District)

Location

2404 52 St SE, Calgary, AB

Site Size

9.46 Acres

Access Point

23 Avenue SE

Legal

4; 29; 24; 11; NW

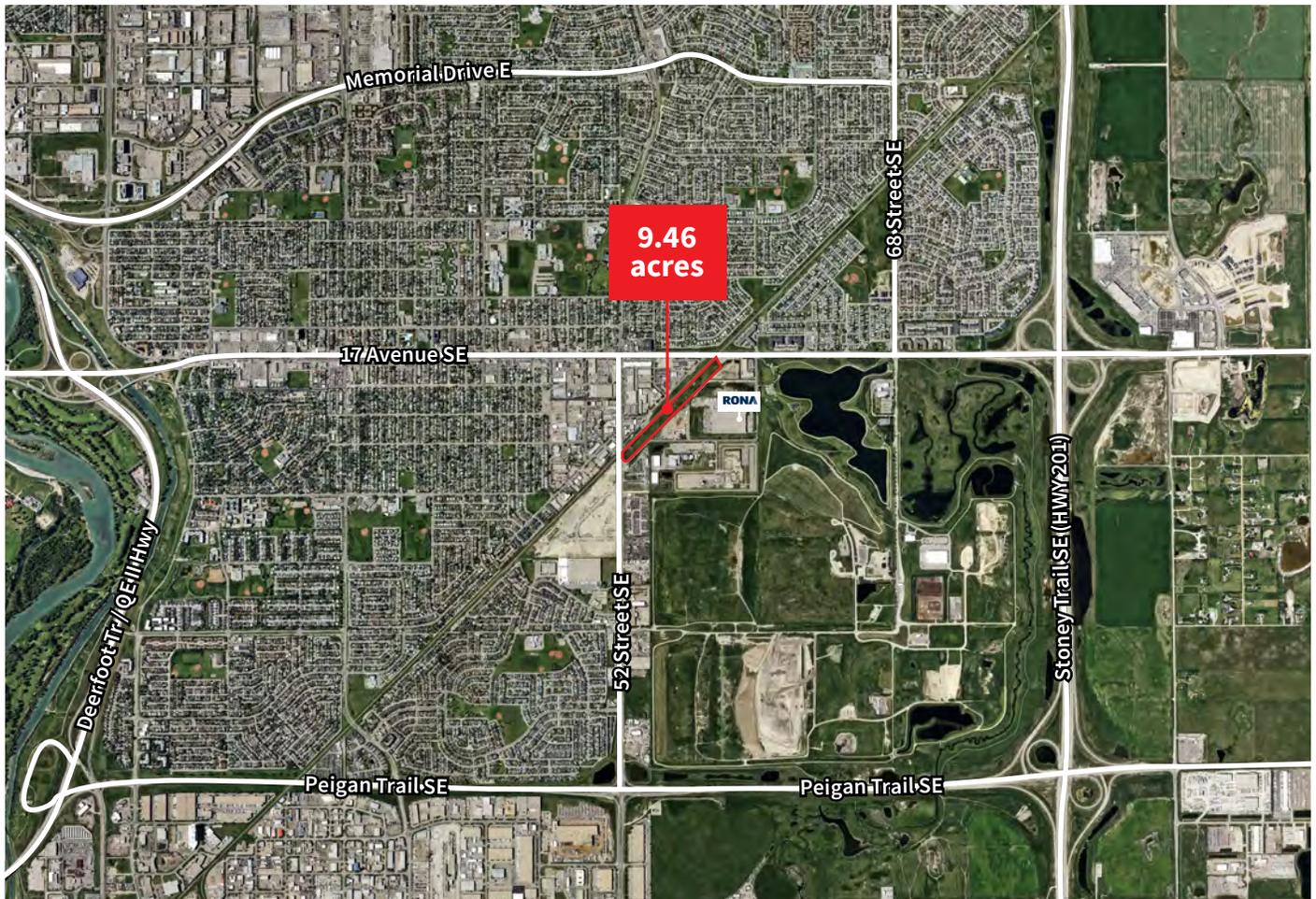
Current Permitted Use

- Airport
- Cemetery
- Columbarium
- Crematorium
- Hazardous Waste Management Facility
- Landfill
- Military Base
- Municipal Works Depot
- Natural Area
- Park
- Power Generation Facility - Small

- Protective and Emergency Service
- Sewage Treatment Plant
- Sign - Class A, B, D
- Tree Farm
- Utilities
- Utility Building
- Vehicle Storage
- Waste Storage Site
- Water Treatment Plant

Current Discretionary Uses

- Custodial Care
- Distribution Centre
- Freight Yard
- Information and service provider
- Instructional Facility
- Office
- Outdoor Recreation Area
- Parking Lot - Grade or Structural
- Power Generation Facility - Medium
- Sign - Class C, E
- Storage Yard
- Urban Agriculture
- Wind Energy Conversion System Type 1 and 2



- Direct exposure to 52nd St SE and 17th Ave SE
- Quick access to Stoney Trail
- Located in one of Calgary's largest industrial nodes
- Potential to be rezoned to IG/IC uses

Approximate Drive Times

Transportation Routes

- Hwy 2 / Deerfoot Trail **10 min**
- Stoney Trail SE **4 min**
- Peigan Trail SE **4 min**
- 17 Avenue SE **2 min**

Destination Places

- Calgary Airport **20 min**
- City of Airdrie **30 min**
- Downtown Calgary **15 min**

Contact us for more information

jll.ca

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